



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2021

DATE: February 16, 2021

The Executive Director’s monthly report contains information and statistics for the previous month’s activities as reported by staff and current information from the Executive Director. Underlined/italicized portions show changes from last month.

GOALS	JANUARY ACTIVITIES & FEBRUARY UPDATES
<p>GOAL 1 Implement capital plan</p>	<p>Capital Projects (new e-procurement has been adopted) The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ United Building First Floor Offices ▪ Porter Paints Demolition ▪ Parkway Place Roof Replacement - Phase I and II (35 buildings) ▪ Five Year Energy Audit - <u>Closing</u> ▪ Security Upgrades at Various Sites ▪ <u>Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades</u> ▪ <u>Temple Spears Roof Replacement</u> <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Foundation Repairs at 8018 Third Street Road – <u>Bidding Phase</u> ▪ Lourdes Hall Renovations & Maintenance Shop Addition ▪ Will E. Seay Plaza Exterior Renovations ▪ Temple Spears Renovations ▪ Scattered Sites Bathroom Renovations ▪ 2754 Montana Avenue Renovations – <u>Bidding Phase</u> ▪ Scattered Sites Siding Replacement – <u>Bidding Phase</u> ▪ Dosker Manor Bldg. B – Emergency Electrical Repairs – <u>Bidding Phase</u> ▪ 621 E. St. Catherine St. – Fire Damage Restoration (Units

<p>GOAL 1 Implement capital plan (cont'd)</p>	<p>#5 & 6) – <u>Bidding Phase</u></p> <ul style="list-style-type: none"> ▪ 1131 S. 6th Street Renovations and Roof Replacement ▪ Deck Repairs at 606, 908 and 964 S. 6th Streets – Pending Permits ▪ Noltemeyer Siding and Gutter Repairs – <u>Bidding Phase</u> ▪ Dosker Manor Nurse Call System and Fire Panel Upgrades ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades ▪ LHS Former Office Conversion to Apartment ▪ <u>Holly Park Sitework and Renovations</u> ▪ <u>Dosker Manor Domestic and Sanitary Riser Replacement</u> ▪ <u>Avenue Plaza Domestic and Sanitary Riser Replacement</u> ▪ <u>550 Domestic and Sanitary Riser Replacement</u>
<p>GOAL 2 Create new housing stock</p>	<ul style="list-style-type: none"> ▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019. <p>Beecher Terrace Demolition and New Construction</p> <ul style="list-style-type: none"> ▪ Cardinal Demolition, the contractor for the first phase of demolition (Buildings 51-59), began work in August 2018. Demolition of these first nine buildings was completed in January 2019. ▪ Site prep, infrastructure, and construction on the Phase I building began in March 2019. The official groundbreaking for the Phase I building occurred March 29, 2019. Construction was completed in December 2020. ▪ Messer is overseeing the demolition and abatement processes for the Phase II demolition area (Buildings 22-50), which has been sub-contracted to Innovative Demolition and NEC. Notices to proceed were issued on February 1, 2019. Work on Phases 2a, 2b and 2c has been completed. ▪ Phase 2 construction Notice to Proceed was issued on July 30, 2019. Construction is scheduled for completion in early 2021. ▪ Phase 3 construction contract documents were bid on November 6, 2019; bid opening occurred on December 19, 2019. Closing occurred on August 31, 2020. Work began in September 2020.

GOAL 2
Create new housing stock
(cont'd)

- The work on Phase III Demolition, which is between 12th and 13th Streets and Jefferson Street and Muhammad Ali Blvd., will begin subsequent to completion of archeological work on the south side of the site. In August 2020, archeological exploration on the south side was completed and began on the north side of the site (north side completed in November 2020). The demolition Notice to Proceed was issued on September 1, 2020 for demolition work to begin on September 2, 2020.

LMHA is reviewing multiple sites as PBV replacement housing for Beecher Terrace.

Sheppard Square Home Ownership New Construction

- An RFQ for a homeownership developer was issued on June 4, 2015 and one proposal was received on July 8, 2015. The one respondent withdrew their proposal. LMHA has prepared 23 individual lots for private development. Lots will be sold to individuals/builders that are ready to construct. A LOI was issued on February 8, 2017 to secure builders.
- An updated LOI has been issued to reflect current information regarding Homeownership opportunities and new Point of Contact.

LMHA is accepting applications from potential homeowners. Two applications for Lots 16 and 30 are pending approval. Habitat has been approved to build 2 homes and permit applications have been submitted. Habitat has started construction of lot #22 (755 John Little St.) and plan to have it ready for occupancy by the end of the 1st quarter 2021.

LMHA continues to work with River City Housing to obtain the documents needed prior to signing the Construction Agreement for Lot #15.

Friary

- A proposal to redevelop the Friary was received from the Marian Group and approved by the LMHA Board of Commissioners on April 21, 2015. The Marian Group proposal has been approved by the local HUD office and also by the HUD-Strategic Applications Center (SAC) for the Friary disposition approval. A revised proposal that included the updated construction/rehab costs was received on November 15, 2017 and was submitted to the

GOAL 2
Create new housing stock
(cont'd)

LMHA Board of Commissioners for approval on December 12, 2017. LMHA provided a commitment letter to the Marian Group for this project, subject to the HUD approval conditions. Marian Group has received the requested FY 2017 tax credits for the Friary project and has met with LMHA staff to determine the next steps to commence the rehabilitation project. The LMHA Staff and the Marian Group submitted the Development Proposal to HUD-DC on November 16, 2018. The HUD-DC Development Proposal and Mixed Finance Evidentiary documents were approved. The transaction closed in February 2019. Construction is now in progress. Monthly site meetings will occur until project completion which is scheduled for 2020. Project completion will be delayed as the Kentucky State Historical Preservation Office only recently approved the replacement for windows. Project completion occurred on July 28, 2020.

Liberty Green Development

- The proposed Liberty Green Second Amended and Restated Development Agreement extension language has been drafted by the Stites & Harrison attorneys as directed by the LMHA Board and forwarded to WV for their review and signature. It is anticipated the Agreement extension will be executed by LMHA and WV before January 31, 2021.

The Agreement extension continues to focus on the build-out of the Liberty Green footprint which includes affordable housing project (30-60% Area Median Income-AMI) consisting of 58 housing units; and also includes a future commitment to develop another 57 affordable housing units structured for residents at 80% AMI.

- The Louisville Chemical Building has been purchased by City Properties/Bill Weyland (which is now Weyland Ventures, WV). The building is being converted to a Micro-Boutique Hotel with 16 rooms. It will be called Hancock House and was completed in 2020.

WV has developed 268 units plus the 100-unit extended stay hotel which opened in November 2017. They plan to add at least another 250 units to the area. WV, LLC and hotel partner First Hospitality have officially broken ground on a six-story Tempo by Hilton Hotel at 710 E. Jefferson St. that should be ready in 2021. Hilton Officials confirmed that it will be the first Tempo hotel to open in the world and will house 130 rooms and a rooftop bar, among other

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>amenities. WV, LLC will also be building a 178-unit apartment building and a mixed-use building in the same block.</p> <p>WV is currently developing plans to build 10 homeownership units on Marshall Street and 4 homeownership units on Hancock Street.</p> <p>Section 8</p> <ul style="list-style-type: none"> ▪ The number of units under lease on <u>February 1, 2021</u>, was <u>10,076</u> which was an increase from the <u>9,993</u> under lease <u>January 1, 2021</u>. The number of applicants on the waiting list on <u>February 1, 2021 increased</u> to <u>6,950</u> from the <u>6,932</u> on the list <u>January 1, 2020</u>.
<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work</p> <ul style="list-style-type: none"> ▪ LMHA's FY 2020 MTW Annual Report was submitted to HUD on September 25, 2020. There is no specific timetable for HUD review and acceptance of the Report. ▪ <u>LMHA submitted Amendment #1 to the HUD-approved FY 2021 Moving to Work Annual Plan on January 21, 2021. The Amendment includes two, newly proposed MTW activities (Emergency Waivers, Eviction Prevention) as well as a non-significant modification to approved MTW Activity 2005-1 to add new referral partners and modify the projected voucher allocations.</u> ▪ HUD periodically reviews LMHA and other MTW agencies to determine compliance with five (5) MTW statutory requirements: 1) Ensure that at least 75% of families served are very low-income; 2) Establish a reasonable rent policy to encourage employment and self-sufficiency; 3) Continue to assist substantially the same number of eligible low-income households as would have been served without MTW participation; 4) Maintain a comparable mix of families by bedroom size as would have been provided without MTW participation; and, 5) Ensure housing assisted through MTW meets Housing Quality Standards. LMHA received a letter from HUD dated 11/23/2020 concerning MTW compliance for FY 2018 and 2019, indicating that LMHA is in compliance with 4 of the 5 statutory requirements. However, HUD has indicated that LMHA is not compliant with requirement #3. According to HUD, LMHA served 90% of the required number of households to be served under the MTW baseline in FY 2018, and 88% in FY 2019. LMHA is required to submit a corrective action plan to HUD. <u>LMHA reviewed and updated unit counts to</u>

<p>GOAL 3 Develop and implement management improvements (cont'd)</p>	<p><u>ensure that all MTW households are counted, and submitted the corrective action plan to HUD on January 28, 2021.</u></p>
<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention</p>	<p>Smoke-Free Housing</p> <ul style="list-style-type: none"> ▪ On December 5, 2016 HUD published a final Smoke-Free Housing Rule in the Federal Register that requires each public housing agency to implement a smoke-free policy. The effective date of this policy was July 30, 2018. More specifically PHA's were mandated to implement a policy banning the use of prohibited tobacco products in all public housing living units and in agency administrative office buildings. The smoke-free policy must also extend to all outdoor areas within 25 feet of public housing and administrative office buildings. <p>LMHA has completed its implementation of a mandatory smoke-free policy in accordance with HUD regulations. LMHA will continue its ongoing efforts to properly enforce the policy. Additionally, LMHA received a grant through the American Cancer Society to work with Shawnee Christian Health Center and the Kentucky Quitline on tobacco cessation classes and data collection. The Freedom from Smoking classes were offered to public housing residents at housing facilities by Shawnee in conjunction with the American Lung Association. All public housing residents have access to nicotine replacement therapy and counseling through the Kentucky Quitline and Shawnee. Seven (7) residents <u>were</u> enrolled in the Will E. Seay Freedom from Smoking Class. Shawnee <u>continues to work</u> with the resident councils to coordinate dates for additional classes and to identify health champions to attend Freedom from Smoking facilitator classes with the goal of conducting classes for residents at public housing properties.</p> <p>Shawnee with the assistance of the Plan to Be Tobacco Free of U of L conducted health fairs at public housing properties to promote Quitline services during May-July <u>2019</u>. The mid-year report was submitted and accepted by the American Cancer Society. The Great American Smokeout Event occurred on November 21, <u>2019</u> at 5-7 PM at Parkhill Community Center to capture Parkway Place families. While the primary goal was to focus attention on smoking cessation, other vendors offered oral health screening and education on carbon monoxide detection. 311 people attended the event and 50 people committed to</p>

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

quit smoking. ACS extended the grant activity period to May 31, 2020.

Shawnee will continue to promote tobacco cessation services for Housing Choice Voucher residents virtually during the pandemic. The Kentucky Department of Health will continue to collaborate with Shawnee to track LMHA resident referrals from the Quitline. Monthly status meetings via telephone among LMHA, the Kentucky Department of Health, Shawnee, the Louisville Department of Health, and other state and local tobacco specialists continue to be held to continue discussion of tobacco cessation efforts. The final report from the American Cancer Society was released. As per the Quitline, 356 residents called from April 1, 2019 to March 31, 2020. All 356 received cessation services. Services included nicotine replacement therapy and counseling or medication such as Zyban or Chantix and counseling. As a result of grant activity intervention, there was a 17% increase in the number of calls from the previous year without grant activity intervention (295). Prior to the grant, only 73 residents received cessation services.

Section 3

- See attached report as it was received from MBS.
- The Capital Improvement Department is collecting data on skills and demographic information on all contractors working on the Beecher Choice Neighborhood Initiative.
- LMHA certified two (2) MBE and One (1) WBE contractors in January.

Special Programs

- We currently have 344 homeowners who have purchased with the homeownership program (113 of which were in the FSS program). There has been 1 default and 63 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 35 potential homebuyers are in the process or in the pipeline applying for this program. Participants continue to buy homes in nearly all areas of Louisville Metro except council district 16.
- The Special Program staff held two (2) FSS (Family Self-Sufficiency) recruitment orientations in January via Zoom. Nine (9) residents attended and seven (7) enrolled in the FSS program. Staff holds monthly orientations to

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

encourage resident participation. The Department also publishes a monthly FSS newsletter for active participants, keeping them up to date on the FSS program activity.

Family Self-Sufficiency Program Agency-Wide

- Totals as of 1/31/2021

Signed contracts of participation:

Public Housing—63

Section 8—179

employed*:

Public Housing – 42 or 66%

Section 8 – 114 or 63%

*work 20 hrs. minimum

PH escrow accounts: 58 (\$304,720.29)

Section 8 escrow accounts: 103 (\$356,472.54)

- LMHA was awarded ConnectHomeUSA cohort status in August 2017. The goal of this program is to connect 35% of HUD-assisted housing residents to low-cost Internet service. To help achieve this goal, LMHA's ConnectHomeUSA staff offers low-cost internet sign-ups at all public housing sites. As of January 2021, a total of 589 laptops and desktop computers have been distributed to public housing residents, including 176 BT residents. LMHA is working with Urban Strategies to continue distribution of computers to former BT residents. LMHA ConnectHomeUSA staff continually look to acquire donated computers to be reimaged with Google or Linux Mint Operating System. Computer use, and Digital skills training is offered at a computer center in Parkway Place. There were no sign-ins in January) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In January, no (0) residents enrolled in the Tech Louisville training program. Computer training and computer lab hours are on hold during the COVID-19 crisis.

LMHA IDA Program

- A total of eight (8) LMHA families are enrolled in IDA. No (0) new accounts were opened.

Parkway Works

- Parkway Works update: LMHA created a resident services program to address the needs of the residents at Parkway Place. Parkway Works is designed to connect residents to various supportive services through case management

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

provided by an onsite Social Worker. She works closely with the residents to identify job training and educational opportunities, to secure employment, and to obtain any other goals the families identify as they move towards being self-sufficient. In January, twenty-two (22) residents received services.

During January, no (0) needs assessments were completed (to-date 103 completed). One (1) family was transferred to LMHA's FSS Program (to-date 30 families transferred). No (0) families transferred to Scattered Sites or Section 8. No (0) Parkway residents obtained employment in January and no (0) Parkway residents were enrolled in the AT&T Access Program or Spectrum low cost Internet programs; 115 to date. Twenty-two (22) residents were contacted for COVID-related assistance. Thirteen (13) referrals were made to various resources and employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area employers.

Choice Neighborhoods Initiative (CNI)

CNI IMPLEMENTATION GRANT

- \$29.575M awarded to LMHA/LMG on December 12, 2016 and leveraged with over \$205M in additional funding sources to provide relocation and supportive services for Beecher Terrace (BT) households including case management; raze and revitalize the BT site and create off-site BT replacement housing units in neighborhoods of opportunity; and make other critical community improvements (CCIs) within the Russell neighborhood.

CNI SUPPLEMENTAL FUNDING GRANT:

- \$4M was awarded to LMHA on December 23, 2019 to help cover increased costs related to the construction of Beecher Terrace replacement units. All supplemental grant funds must be expended by September 30, 2025.

People Component, Urban Strategies, Inc. (USI):

- USI is leading the People Plan component of the Choice grant, including working with our extensive supportive service provider network to ensure that leverage commitments and the CNI grant funds are used to best support the needs of BT residents. USI reports separately to the LMHA Board (see attached for the People section). Their January report is attached.

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Beecher Terrace Relocation:

- LMHA received HUD approval for three phases of relocation with multiple Initiations of Negotiations (ION) dates. LMHA also applied for and received Section 8 Total Tenant Protection Vouchers (TPVs) for each phase, which were all utilized within the required timeframe.
- Phase I (Buildings 51-59, 117 units/107 occupied as of ION date) families relocated from May-December 2017.
- Phase II (Buildings 21-50, 384 units/296 occupied as of ION date) relocated from February 2018 – February 2019.
- Phase III households (Buildings 1-20, 253 units/168 occupied as of ION date) relocated from February-October 2019.

Initial housing choices among all relocated families:

Housing Choice Vouchers – 219
Public Housing including Scattered Sites – 276
Privately managed HOPE VI Sites – 38
Market-Rate Units – 3
Home Purchase – 2
Other – 33

Reoccupancy and Wait List

- Reoccupancy packets were mailed out to Original Beecher Terrace residents the first week in April 2020, and the deadline for entering the waiting list lottery was May 13. The waiting list for replacement units was developed from responses to this mailing. The lottery was held just prior to the May board meeting and was made public via Zoom in real-time. There were 202 pre-applications included in the initial lottery, and over 50 residents were in attendance. The meeting presentation, packet contents, and an FAQ, which is updated on a regular basis, are available at www.VisionRussell.org.

Pre-applications returned after the lottery deadline have been added to the Original Beecher Terrace PBV Waiting list in the order received. As of 2/2/2021, there were 256 households on the waiting list. A second reoccupancy packet mailing was sent on 10/23/20 to 380 Original Beecher Terrace residents who have not yet submitted a pre-application to be placed on the Waiting List. Reoccupancy Task Groups have been formed for lease-up of both on and off-site units, which combined in

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

November and continue to meet weekly. Lease-up of off-site replacement units is currently taking place as units become available. As of 2/2/2021, nine (9) households have leased-up off-site replacement units. Thirty-five (35) Original Beecher Terrace households have accepted a Phase I unit. Of these, twenty-five (25) have returned an application packet, and MBM and USI are now working with families to complete their applications. There are currently 12 households ready to move into Phase I. For Phase II, offer letters were mailed on December 23, and as of 1/28/2021, eighty-four (84) households accepted. There is more interest in Phase II than there are PBV replacement units available. Units will be offered first-come first-serve to residents who return applications by the deadline in their offer letter. Twenty-six (26) households have returned an application packet, and MBM and USI are working with those families to complete their applications. MBM and LMHA are working together to contact residents who may not receive a unit in Phase II, but will be on the waiting list for Phase III.

MBM has begun mailing letters to the interest list for Phase I and are working through the applications that have been returned. MBM, LMHA and USI are also working together to contact Beecher Terrace residents who have not followed up after expressing interest in moving back to BT. The team will track each person's decision about moving back to the site.

Development Activities by McCormack Baron Salazar (MBS):

- Messer Construction continued work on the Phase I housing development, which closed on March 4-5th, 2019. Construction is completed on the four-story 117-unit (114 PBV/Replacement and 3 Other Affordable) building for persons age 55+, and the certificate of occupancy has been received. Messer turned over the building to MBM for occupancy in January 2021, and residents will begin moving in the first week of February.

Demolition of Phases 2A, 2B and 2C are now complete, as well as on-site archaeological excavation work. Artifacts aligned with expectations. The abatement and demolition process for Phase III is underway.

Progress continues on the mitigation activities outlined within Programmatic Agreement and Letter of Resolution

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(LOR) that were developed with Consulting Parties for the first development stage at BT. A Consulting Parties meeting was held on December 3, 2020. Presentation and notes from all consulting meetings are available at www.visionrussell.org. The next quarterly meeting is scheduled for March 4, 2021.

The Year 3 CDBG application was approved and executed in August 2019. Funds in the amount of \$3.125M have been used towards demolition and infrastructure costs. The Year 4 CDBG application was approved and executed for a funding request of \$3.125M in August 2020, which is also being used towards demolition and infrastructure costs.

The closing for Phase II housing development took place on June 27th, 2019. 9% tax credits from KHC are being leveraged with CNI grant funds and other sources to develop a total of 108 units family units (43 PBV/Replacement, 15 Other Affordable/50 Market rate). Construction began on June 29, 2019, and is nearing completion and anticipated to be ready for occupancy in March 2021. The Phase I & II Property Managers, two Occupancy Specialists, and a Maintenance Technician have been hired. MBM is actively looking to fill the Maintenance Supervisor position at Beecher Terrace.

A pre-bid contractor's informational meeting for Beecher Terrace Phase III was held on November 11, 2019 at Liberty Green. Architectural drawings were released on November 4, and bids were submitted to MBS on December 19, 2019. Messer Construction was selected and approved by the LMHA Board in February 2020.

LMHA's Board of Commissioners and the Kentucky Housing Corporation previously approved a request to merge Housing Phases III and Phase IV into one combined Phase III that will result in 185 units. The combined Phase III will require two set-asides of 9% credits from KHC. MBS and the architectural team have updated the cost estimates for the combined Phase III and HUD approved the revised housing plan on October 1, 2019. Phase III closed on August 31, 2020. Site work has begun, including grading, public improvements, and pouring building footings.

A subcommittee has been formed to discuss Phases IV/V

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timing and financing options, including project timing and KHC's application period.

Baxter Community Center / Porter Paints / Old Walnut Park

- LMHA and LMG are continuing to work with MBS and Urban Design Associates to gather community input and further develop conceptual plans for the future uses of Baxter Community Center and the Porter Paints site, and the replacement of Old Walnut Park. Conference calls were held with a Russell Leadership group on April 20th and the State Historic Preservation Office (SHPO) on April 23rd to further refine the master planning process and determine any design parameters. An additional meeting with the Russell Leadership Group was held on October 7th, and outreach to former Beecher Terrace residents (600+) and the broader community (4,000+) began in late October with the launch of a special website <https://www.engagetheteam.com/beecherterrace> and survey process designed to gain community input on Beecher's recreational amenities. A series of eight (8) focus group meetings with neighborhood stakeholders were held the week of November 16-20. Feedback from the survey and meetings were used to develop two visions which were shared with residents and community stakeholders during two virtual Design Workshops that were held on December 14th and 16th. A second survey requesting input on the two visions closed on January 13th, 2021. Sherman Carter Barnhart provided preliminary cost estimates on the two visions in January, and staff held a conference call with the James Graham Brown Foundation on January 19th to provide them with a status update. LMHA anticipates submitting a grant request to the Foundation in March for gap funding. Staff also held a conference call with the State Historic Preservation Office (SHPO) on January 26th to present the two design visions. Their response was overwhelmingly positive, citing LMHA's robust community engagement, and Urban Design Associates' adherence to the recommendations the SHPO set forth at the beginning of the planning process.

LMHA also held its quarterly Choice Neighborhoods Coordinating Committee meeting on January 27th, which gave the Authority the opportunity to share the design concepts developed through the planning process and present the results of the surveys. The group expressed

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excitement over the designs and about these projects moving forward. The presentation and notes from that meeting can be found at <https://visionrussell.org/documentarchive/>. The next meeting is scheduled for April 21st.

Demolition of the paint manufacturing buildings on the Porter Paints site began in mid-July and is anticipated to be complete in March 2021.

Critical Community Improvement Projects:

- In addition to housing redevelopment, the Choice Neighborhoods Implementation program allows for a portion of the grant to be used towards Critical Community Improvement (CCI) projects within the Russell neighborhood.

A total of \$2,495,750 in Choice funds has been allocated to the CCI projects. LMG is contributing an additional \$2,050,000 to the CCI projects and another \$7,034,073 is being contributed by other partners, including \$230,000 from LMHA. Two resolutions detailing the Choice funding and leverage commitments between LMG and LMHA per Interagency Government Agreements were approved by the Board at the July 16, 2019 meeting and fully executed on August 26, 2019.

Historic Quinn Chapel:

- CCI funds in the amount of \$300,000 are being used to stabilize the historic Quinn Chapel, which is owned by the YMCA. Develop Louisville of LMG is leading the implementation. Stabilization efforts are addressing structural issues so that the building can be preserved for future uses. LMG has also been granted \$450,000 from the National Park Service for this project. LMG selected EOP Architects to manage the stabilization work, which began in January 2020 and is anticipated to conclude by July 2022.

Emergency stabilization work on the front porch is complete. All of the decorative tiles have been removed from the front porch and placed into storage. The arches have been temporarily supported with wood to preserve the porch and will be repaired during the stabilization work. LMG has received approval on the Section 106 review from the National Park Service for the remainder of the work. Quinn Chapel was also designated nationally

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significant by the National Register of Historic Places in July 2020.

LMG was awarded an additional \$500,000 grant from the National Park Service for a second phase of stabilization work to the Quinn Chapel. The goal of Phase II is to have a complete watertight shell. LMG has finished negotiations with the general contractor and plans to make a formal announcement on Friday, February 5, 2021.

18th Street Corridor CCI Project:

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along the 18th Street Corridor and nearby blocks. This CCI activity includes owner-occupied rehab, rental rehab, vacant lot acquisition and rehab for commercial use. LMG is leading implementation of these initiatives.

Louisville Metro Government's Louisville Forward team is working with OneWest and Chef Space, two community partners in West Louisville, to revitalize the 18th Street commercial corridor. OneWest has received general contractor RFP submissions for the rehab of the shotgun houses at 516, 518, and 520 S. 18th Street, and will be meeting with an architect during the next quarter. OneWest finalized the purchase of 518 S. 18th Street earlier this year. The shotgun houses will be transformed into "white box" retail space, serving as incubators for Chef Space's food entrepreneur graduates. An adjoining vacant lot will serve as outdoor seating/patio space.

LMHA and LMG staff met with OneWest on September 5, 2019 regarding a potential mixed-use property to be included in the 18th Street Corridor CCI project. OneWest purchased a commercial building at the corner of 18th and Broadway and is interested in using some of the 18th Street Corridor CCI funds to stabilize the structure. Staff has drafted a proposal for the project and anticipates submitting it to HUD for review in *February 2021*, once final cost estimates and confirmation of leverage contributions to the project are received from LMG and OneWest.

Regarding homeowner and rental rehab, the Office of Housing started taking new applications for the Russell Homeowner Repair Program (RHRP) on July 1, 2019. The

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program will leverage approximately \$600,000 in CCI funds for façade improvements to properties located along the 18th Street Corridor and in the project area. Over 253 applications have been received, many of which qualified for the Emergency Repair Program. There are currently 47 qualified RHRP projects. Forty-four (44) are existing homeowners and three (3) are in-process of purchasing a home in Russell. There are 30 Russell Rental Rehab recipients. By June 2021, when all work is anticipated to be completed, the program will have provided a total of \$2,318,000 to approximately 80 homeowners to make repairs to their homes. LMG is tracking the impact of Down Payment assistance in various neighborhoods.

LMG has increased their leverage commitment to Owner-Occupied Rehab on the 18th Street Corridor CCI Project by \$390,000, allowing LMHA to reallocate CNI funds towards Commercial Rehab, which will work to bring new services and amenities to the neighborhood. Public Works has confirmed what will support the corridor development and will be installed once construction is complete. LMHA submitted a proposal to HUD requesting approval for this budget revision, and HUD has requested some additional details from LMG. LMHA staff anticipate having this information to submit to HUD in February 2021.

The Village at West Jefferson:

- CCI funds in the amount of \$331,000 are being used for buildout of retail and office spaces in a new 30,000 square foot office and retail building at 12th and West Jefferson, led by MOLO Village. Urban Initiatives, CDC – a division of McCormick Baron Salazar - has committed to contribute funds as a New Market Tax Credit investor in The Village at West Jefferson CCI project as of October 31, 2019. Other funding sources committed to this project include the United Church of Christ (UCC) Church Building and Loan Fund, LMG & LMHA funding, and philanthropic support. The Part 58 Environmental Review has been completed by LMG staff, and Request for Release of Funds was granted by HUD on October 16, 2019. A resolution to enter into a MOA with MOLO for this project was approved by LMHA's Board on December 3, 2019. MOLO closed on their project financing on December 20, 2019 and held a groundbreaking ceremony on January 28, 2020.

Construction is ongoing for The Village @ West Jefferson project. Barring any weather, COVID or unforeseen

GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

emergencies, the GC expects The Village @ West Jefferson will receive a Temporary Certificate of Occupancy by February 15th. The last major hurdle involved a hardware delivery issue which impacted the manufacturing of the doors and would have delayed the project by 6-8 weeks. To ensure the 2/15 delivery date, Koetter will be installing temporary doors on all of the units. Once the hardware has been received and the permanent doors manufactured, the permanent doors will be installed. Additional staffing has also been added by Koetter to ensure the 2/15 delivery date. Work to-date has included the ongoing installation of electrical devices and fixtures, drywall, ceiling grids, flooring, temporary doors, windows and interior painting; grading of curbs and completing sidewalks; and elevator and fire alarm installation. Over the next two weeks, Koetter will focus on completing this work and other "in unit" and onsite miscellaneous items in preparation for the TCO inspection. The church demolition is completed and the OVEC Playground is being prepared for the playground equipment. The new electric panel for the church will be installed by the end of the month.

- Over the next two weeks, MOLO CDC will be working closely with Leverage Property Management to coordinate a Tenant move-in schedule. We anticipate that the Drippin Crab lease, a new restaurant venture by Celebrity Chef, Darnell Ferguson, will be signed by February 15. Once that lease is signed, all first-floor units will be leased. Discussions with a health care provider that is interested in leasing one or both of the remaining units on the 2nd floor (3,751 SF) are ongoing.
- The LMHA Choice Team will be moving to MOLO once construction is complete. The lease was fully executed on May 18, 2020.

LCCC Business Center:

- CCI funds in the amount of \$228,500 are being used for build out of retail and office space at the Louisville Central Community Center's (LCCC) Old Walnut Street campus. Tenants must be neighborhood-serving small businesses and non-profit service providers. Release of funds was granted by HUD on July 30, 2019 and the drawdown agreement was executed on August 8, 2019. Vanilla box modifications to all suites are substantially complete. A Ribbon Cutting for the Business Plaza took place on October 22, 2020 during LCCC's Economic Impact Week.

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p>Construction is now complete, and the project is 70% leased. Current tenants are: Louisville Xtreme Football, Rhinox Research, IM Construction Cleaning, Diamond Key Realtors, and 2 Hearts Media. <u>A lease is currently in negotiation with a new tenant, and more information will be available on that tenant in the March board report.</u></p> <p>Smart City Framework:</p> <ul style="list-style-type: none"> ▪ CCI funds in the amount of \$400,000 are being used to install infrastructure to provide free neighborhood Wi-Fi for residents of the Russell neighborhood. This project is led by LMG Department of Information Technology. The Part 58 Environmental Review has been completed by LMG staff for this project, and HUD has granted permission for grant funds to be used, therefore the project may proceed. CCI funds originally budgeted for public safety cameras have been reallocated to provide approximately 30 Wi-Fi hotspots in the neighborhood. LMG issued an RFP for the Public Wi-Fi network in April 2020. A vendor was chosen, and installation <u>was completed in January 2021. The network is now fully functional, and a public launch announcement is scheduled soon.</u> <p>CNI ACTION GRANT:</p> <ul style="list-style-type: none"> ▪ \$1M was awarded to LMHA on June 28, 2016. LMG is contributing an additional \$375,000 in leverage to four Action Activities including new TARC bus shelters called “SmART Stops”, improvements to Sheppard Park, repurposed vacant lots, and large-scale gateway murals on select railway overpasses along 14th Street in Russell. Because of extensive delays related to several of the projects, LMHA requested HUD approval to extend the Action Activity grant deadline to September 30, 2020 to complete Opportunity Corner, the final Action Activity. The project is complete now, and LMHA has paid the final invoice. LMHA completed the reporting to close out the grant during December 2020.
<p>GOAL 5 Identify area for possible expansion</p>	<p>Additional Prospects</p> <ul style="list-style-type: none"> ▪ We continue to find new purchase opportunities. These would be off-site replacement units. The Newbridge Place Property with 27 PBV units closed in June 2019.

<p>GOAL 6 Housing for the elderly</p>	<ul style="list-style-type: none"> ▪ The Property Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at 89%. <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at <u>96%</u>.</p>
<p>GOAL 7 Adopting “green” concepts and initiatives – alternative fuel sources</p>	<ul style="list-style-type: none"> ▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office. ▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the LEED ND application to USGBC.